

JUSTIFICATION LETTER FOR SITE DESIGN REVIEW JONES OFFICE AT APN
163-01-201-006.

6/6/06

This is a request for a design review for the above stated project at 1506 S. Jones Blvd. in the City of Las Vegas. The property will be used for a professional office building. The property will use the City sewer.

We are asking for a waiver for landscaping along Jones where 15 feet is required and 10 feet is provided. The building offset for this project is 15 feet. The encroachment into the landscape area is by parking only. The existing project to the north has provided 5 feet of landscaping. The waiver is justified because it is in conformance with the adjacent projects and the narrow parcel makes parking a hardship. The landscape area is to be planted with 24" box trees at 20' on center with bushes for ground cover.

We are asking for a waiver for landscaping along the north property line. Parking islands will be provided where 8 foot landscape strip is required. The waiver is justified because that property line backs up to the back of building to the north and the narrow parcel makes parking a hardship. The east and south property lines have 10 feet of landscape with 24" box trees and bushes.

We are asking for a waiver of the landscaping within the parking lot. We have provided more than one tree for every six spaces but they are not all within landscape islands. The waiver is justified because more trees than necessary are provided on the parcel and landscape islands are provided, just not enough.

We are asking for a waiver of the landscaping on the south property line. We are providing 10 feet of landscaping where 8 feet is required but we are planting 5 gallon and 10 gallon trees where 24" box trees are required. The waiver is justified because 24' box trees will not grow correctly on the south side because the building will be two stories with a 6 foot wall along the property line. The planter strip will not provide enough growing space for 24" box trees.